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Via Hand Delivery and Email

Mr. Stephen Gardner, Project Manager
Department of Planning
County of Loudoun
1 Harrison Street, 3rd Floor
Leesburg, VA 20177

**Re: Washington Immanuel Presbyterian Church Special Exception
Third Referral Response (SPEX 2007-0053)**

Dear Stephen:

Washington Immanuel Presbyterian Church (hereinafter the "Applicant") provides this letter as a written response to the third round of zoning referral comments provided for the above referenced application. For your convenience, each of the Staff comments are stated below and the Applicant's responses follow in bold italics. An updated plat, revised through November 23, 2009 (the "Plat") with revisions specifically addressing the zoning referral comments included below, has been enclosed for your convenience.

**LOUDOUN COUNTY DEPARTMENT OF BUILDING AND DEVELOPMENT – ZONING
ADMINISTRATION (Theresa M. Stein, Planner, 11/16/09)**

Zoning staff has reviewed the 3rd submission materials, and the following comments remain outstanding. In addition, the revised SPEX conditions, dated November 24, 2009, were reviewed, and suggestions/changes are attached.

1. **Original comment:** *"Section 5.900(C). The Applicant is proposing a new access point to the site off of Evergreen Mills Road (Route 621), which is classified as a major collector per the Countywide Transportation Plan (CTP). Pursuant to §5.900(C), new access points to major collector roads shall be limited to locations at existing median breaks, planned median breaks or other locations approved by Loudoun County or VDOT." Zoning staff requests an affirmative acknowledgement from OTS that the elimination of the existing entrance and*

~~construction of a new entrance is approved by OTS or VDOT. Pursuant to direction from OTS, the applicant must demonstrate that sight distances are adequate for the new entrance.~~
The applicant has added a note to the SPEX plat that the original entrance will be removed "if required by OTS or VDOT". Staff conferred with OTS and VDOT: both recommended that the existing entrance be removed. Revise the note to state that the existing entrance will be removed and remove General Note 14 on Sheet 1 of the SPEX plat.

Applicant Response:

The note on Sheet 2 of the Plat has been revised accordingly and General Note 14 on Sheet 1 of the SPEX Plat has been removed.

2. **Original comment:** ~~"Section 6.1000 County records indicate that there is a single 1,426 sq. ft. "miscellaneous improvement" on the property. However, there appears to be a 10,646 sq. ft. warehouse on the property, and two additional structures. Be advised that permits must be obtained for all structures on the property prior to commencement of the church use." State the square footage of each building that will remain on the property in order to verify the square footage and lot coverage calculation. In addition, provide the height of the existing buildings to remain in General Note 10.e., Sheet 1.~~ **Sheet 2 indicates that the total of the 2 buildings is 11,286 sf (10,666) for the main building and 720 sf for the utility building, however, General Note 10 indicates that the lot coverage is based upon 11,720 sf. Correct the discrepancy. Height of the existing buildings was not provided as requested.**

Applicant Response:

The church building is 10,666 square feet; the attached porch is 362 square feet; and the utility building is 720 square feet. These square footages total 11,748 square feet. Lot coverage calculations include porches, which may have been the reason for the previous discrepancy. The breakdown of the lot coverage square footage has been included in General Note 10.d. on Sheet 1 of the Plat. The height of the existing buildings has been included in General Note 10.e. on Sheet 1 of the Plat as "25' Church and 12' Utility Building."

3. General Note 20 on sheet 1 of the Plan has been altered from the 2nd submission. The second half of the last sentence allows for FSM waivers, which negates the requirements in prior sentences. Remove "and may be subject to Facilities Standards manual waiver request for final approval of the BMP measures".

Applicant Response:

The requested phrase from General Note 20 on Sheet 1 has been removed from the Plat.

4. Remove General Note 12 from sheet 1 of the SPEX plat as it is addressed in condition #6.

Applicant Response:

General Note 12 on Sheet 1 has been removed from the Plat.

Please feel free to contact me if you have any questions or comments.

Sincerely,

WALSH, COLUCCI, LUBELEY, EMRICH
& WALSH, P.C.



Michael G. Romeo, AICP
Land Use Planner

Enclosures, as stated

cc: Dr. Je Soon Park, Washington Immanuel Presbyterian Church
Danny Osteen, Tri-Tek Engineering, Inc.
J. Randall Minchew, Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.